

Prepared by:
Morris & Associates
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Monroe, LA 71201
Phone: 318-330-9020
Emily Kaye Courteau Bar# 100570

RE12-143
Return To:
Law Offices of Shannon H. Williams
5960 Getwell Road, Suite 212
Southaven, MS 38672
Phone: 662-895-9000

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Morris & Associates
2309 Oliver Road
Monroe, LA 71201
Phone: 318-330-9020

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the undersigned, grantor (s) **Federal National Mortgage Association** do hereby convey, and warrant specially unto grantee (s) **Matthew J. Higdon** the following described property situated in **Desoto County, Mississippi**, to-wit;

SEE ATTACHMENT EXHIBIT "A"

INDEXING INSTRUCTIONS: Lot 469, Sec H, Dickens Place S/D, Sec 9 and 16, T-2-S, R-7-W, Plat Book 87 pages 27-32, Desoto Co., MS

City, County, and State ad valorem taxes for the year 2012 are to be pro-rated as of the date of delivery of this deed. The above warranty and this conveyance are made subject to any and all valid and outstanding oil, gas, and mineral leases, exceptions, reservations and conveyances. The above warranty and this conveyance is made subject to any and all easements for public utilities as presently laid out, constructed or in use.

WITNESS MY SIGNATURE, this the 15 day of August 2012.

Federal National Mortgage Association by Its Attorney-In-Fact, Morris and Associates

BY: John C. Morris III
Title: Sole Proprietor

STATE OF LOUISIANA
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 15 day of August 2012, within my jurisdiction, the within name John C. Morris III who acknowledge that he is the sole proprietor of **Morris and Associates** which is the Attorney in Fact for **Federal National Mortgage Association** a corporation, and that for and on behalf of the said **Morris and Associates** in its representative capacity as Attorney in Fact for **Federal National Mortgage Association** that he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY

MY COMMISSION EXPIRES (SEAL)

GRANTOR:
Federal National Mortgage Association
2309 Oliver Road
Monroe, LA 71201
318-330-9020
R12-1225/aml

GRANTEE:
Matthew J. Higdon
5727 Hunters Chase Drive
Southaven, MS 38672
317-650-8657 NA

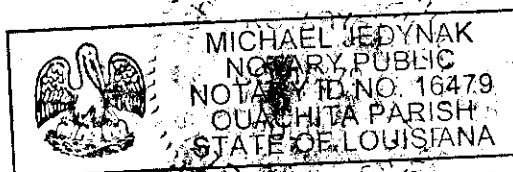


EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 469, Section H, Dickens Place Subdivision, in Section 9 and 16, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 87, Page(s) 27-32, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property. Being the same property as conveyed to Grantor by deed of record at Instrument Number 2319-792, in the aforesaid Register's Office.

INDEXING INSTRUCTIONS:

Lot 469, Sec H, Dickens Place S/D, Sec 9 and 16, T-2-S, R-7-W, Plat Book 87 pages 27-32, Desoto Co., MS

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

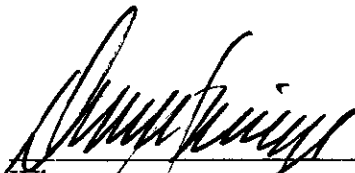
FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Morris and Associates, organized under the laws of the State of Louisiana, with an office for the conduct of business at 2309 Oliver Road, Monroe, Louisiana 71201, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Mississippi. Such powers shall include, but are not limited to, the following:

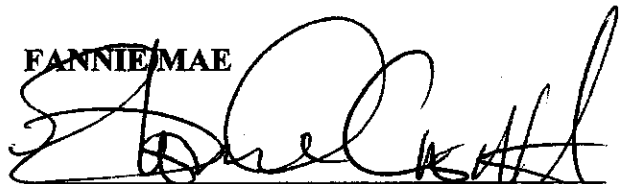
1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

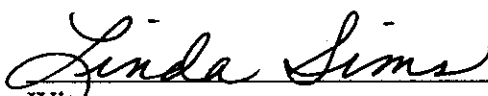
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

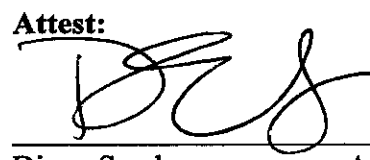
1. December 31, 2014; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

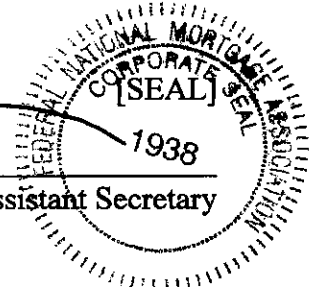
EXECUTED this 11th day of April, 2011.


 Witness
 Name: Dorsey Jennings

FANNIE MAE

Elonda Crockett, Vice President


 Witness
 Name: Linda Sims

Attest:

Diane Sanders, Assistant Secretary



ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 11th day of April, 2011, before me appeared Elonda Crockett and Diane Sanders, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]



Anne Palez
Notary Public